



# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING August 15, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15<sup>th</sup> of August, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Terry Spilinek, Dave Sack and Jack Reimers. Those absent were: Lauren Scarborough, Randy Kauk, and Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office.

Old business: Administrator Trumler informed the board members of Jay Pederson's decision, to have tenants move out of modular home by August 1<sup>st</sup> and his son Tyler will be moving in, with the intentions of once the lease contract is up with land renter to have Tyler help him with the farm work.

At 8:05 P.M. the first item on the agenda was a Public Hearing for **Jensen Estate Acres Subdivision**, in the SW ¼ of Section 33-14-10W of the 6<sup>th</sup> P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Howard and Vivian Jensen were present for questions. Administrator Trumler presented the application to the board and stated it does meet all of our guidelines, as well as they understand the other residence could not be subdivided in the future unless it was with 20 acres or more. The Jensen's stated they spoke to Howard Greeley REA office to Brian Lukasiewicz regarding the addition of an electrical line. It was also stated by Vivian that the land owner, their son has agreed to give rights of the use of the driveway (which is part of the subdivided land) to the original farm stead if it would be sold in the future. A motion was made by Dave Sack and 2<sup>nd</sup> by Ken Kozisek to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached) Lauren Scarborough came during the middle of public hearing and therefore abstained from the vote.

The Agenda and minutes of the July 18<sup>th</sup>, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2<sup>nd</sup> by Dave Sack to approve minutes as written. The motion passed on a unanimous voice vote of 7-0.

Next on the agenda was discussion regarding a correction in wording of Rural Subdivision regulations. Administrator Trumler stated he discussed with Attorney Dave Schroeder and was told a public hearing would not be necessary for a correction like this. A motion was made by Ken Kozisek and 2<sup>nd</sup> by Jack Reimers to approve the new language on Section 3 of Rural Subdivisions from; Every lot or tract of land that is served by a private water and septic system shall have an area of not less than Twenty One Thousand Seven Hundred Eighty (21,780) square feet of lot area and an average width of not less than three acres. To the new corrected wording of; Every lot or tract of land that is served by a private water and septic system shall have an area of not less than Three (3) acres and an average width of not less than Two hundred (200) feet. A roll call vote was taken and the motion carried 7-0.

A motion was made by Jeff Christensen and 2<sup>nd</sup> by Dave Sack to adjourn at 8:20 P.M.

The next meeting is scheduled for September 19<sup>th</sup> 2012 at 8:00 P.M.